

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, FEBRUARY 22, 2022**

**PUBLIC HEARING: 1:30 P.M.**

**CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR VIA TELECONFERENCE**

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on February 22, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on February 22, 2022 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline in the Comprehensive Zoning Ordinance that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

**Zoning Docket 011/22**

**Applicant(s):** City Council Motion No. M-21-366

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to provide that within the boundaries of Louis Armstrong Park, any permitted conditional use otherwise allowed in the OS-R Regional Open Space District, as provided in Article 7, must be determined to be ancillary to the Park's past and present uses to be allowable. The City Planning Commission is authorized to consider text changes to Article 7, amending Article 18 to create a new overlay zoning district, and/or through a map amendment that would rezone all or a portion of Armstrong Park, namely the boundaries of Congo Square to an OS-N Neighborhood Open Space District.

**Zoning Docket 015/22**

**Applicant(s):** Frenchmen Decatur, LLC

**Request:** Conditional use to permit a hotel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District

**Overlay zoning district(s):** AC-1 Arts and Culture Diversity Overlay District

**Property description:** Square 5, Lots A, E, and F, or Lot D and an undesignated lot, in the Third Municipal District, bounded by Decatur Street, Frenchmen Street, Chartres Street, and Esplanade Avenue

**Municipal address(es):** 1407-1411 Decatur Street and 500-504 Frenchmen Street

### **Zoning Docket 016/22**

**Applicant(s):** City Council Motion No. M-21-475

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to make several minor amendments to the Comprehensive Zoning Ordinance as described in “Attachment A – Omnibus Minor CZO Amendment Proposal” as attached to City Council Motion No. M-21-475. Attachment A can be viewed on the City Planning Commission’s website at [www.nola.gov/cpc](http://www.nola.gov/cpc)

### **Zoning Docket 017/22**

**Applicant(s):** City Council Motion Nos. M-21-478, M-21-0479, M-21-480, M-21-481, M-21-482, M-21-483, and M-21-484

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend:

- Article 4, Section 4.3.D.2 to require a Project Neighborhood Participation Program (project NPP) for any amendment to an approved conditional use (Motion No. M-21-478)
- 15, Section 15.5 to require a Project Neighborhood Participation Program (project NPP) for any Institutional Master Plan (IMP) within an EC Educational Campus District and MC Medical Campus District (Motion No. M-21-479)
- Article 15, Section 15.5 to require a Project Neighborhood Participation Program (project NPP) for any amendments to an Institutional Master Plan (IMP) within an EC Educational Campus District and MC Medical Campus District (Motion No. M-21-480)
- Article 19, Section 19.3.C to require a Project Neighborhood Participation Program (project NPP) for the establishment of any interim zoning district (Motion No. M-21-481)
- Article 18, Section 18.1 to require a Project Neighborhood Participation Program (project NPP) for the establishment of any overlay zoning district (Motion No. M-21-482)
- Article 3, Section 3.2 to require a Project Neighborhood Participation Program (project NPP) for any major subdivision (a subdivision creating more than 5 lots and/or a street) (Motion No. M-21-483)
- Article 4, Section 4.2.D.2 to require a Project Neighborhood Participation Program (project NPP) for any zoning text amendment (Motion No. M-21-484)

### **Zoning Docket 018/22**

**Applicant(s):** KCT St. Thomas, LLC

**Request:** Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

**Overlay district(s):** Small Multi-Family Affordable Short Term Rental Interim Zoning District

**Property description:** Square 56, Lot F or portions of Lots 18 and 19, in the Fourth Municipal District, bounded by Eighth Street, Saint Thomas Street, Chippewa Street, and Seventh Street

**Address(es):** 601-605 Eighth Street and 3031-3033 Chippewa Street

### **Zoning Docket 019/22**

**Applicant(s):** 747 St. Charles Ave Investment, LLC

**Request:** Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

**Overlay district(s):** Multi-Modal/Pedestrian Corridor

**Property description:** Square 218, Lots 1 and 2, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street  
**Address(es):** 741-747 Saint Charles Avenue

**Zoning Docket 020/22**

**Applicant(s):** South Market Properties, LLC

**Request:** Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

**Overlay zoning district(s):** Multi-Modal/Pedestrian Corridor

**Property description:** Square 234, Lots Y and 25, in the First Municipal District, bounded by Baronne Street, Girod, Carondelet Street, and Julia Street

**Municipal address(es):** 704-714 Baronne Street and 828 Girod Street

**The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website ([www.nola.gov/cpc](http://www.nola.gov/cpc)). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7<sup>th</sup> floor, New Orleans LA 70112) or email ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.**

February 2, February 9, and February 16, 2022

Robert Rivers, Executive Director